



PETER BALL & CO.
ESTATE AGENTS

LECKHAMPTON ROAD, LECKHAMPTON, CHELTENHAM GL53 0BL

£750,000

- Semi Detached Period House
- Sought After Location
- Spacious Accommodation
- Period Features
- Four Good Sized Bedrooms
- c.59 ft Enclosed Garden
- Double Garage With Pit
- No Onward Chain

PROPERTY DESCRIPTION

An elegant, period, semi detached house, sympathetically extended over three floors, offering characterful presence and enjoying versatile spacious accommodation throughout, situated within this most desirable location of Leckhampton.

Leckhampton is a quiet 'leafy' residential area situated just to the south of Cheltenham Town Centre. The area has a mix of property styles and types but is made up of predominantly Victorian and Edwardian homes. Bath Road has an excellent array of local shops, including a



delicatessen, butchers, greengrocers and bakers. The area has several excellent primary schools and good bus services to the Town Centre.

The accommodation comprises entrance porch to entrance hall, living room, separate dining room, utility/shower room, kitchen/breakfast room and conservatory. On first floor are four good sized bedrooms, family bathroom and stairs to the loft/hobby room. Outside to the front is a low maintenance garden. To the rear is a c.59 ft enclosed garden and the large double garage with inspection pit and electronic up-and-over door.

This majestic family home also benefits from period features, gas central heating, double glazing and NO ONWARD CHAIN. An internal viewings is highly recommended.

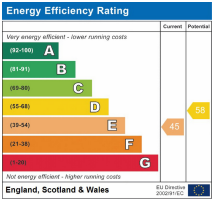
SITUATION

DIRECTIONS

From our Leckhampton Office, proceed up the Leckhampton Road where the property can be found on the left hand side.

ADDITIONAL INFORMATION

Cheltenham Borough Council -Tax Band F.



Viewing by appointment with your local office of

PETER BALL & CO ESTATE AGENTS

Peter Ball & Co has not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



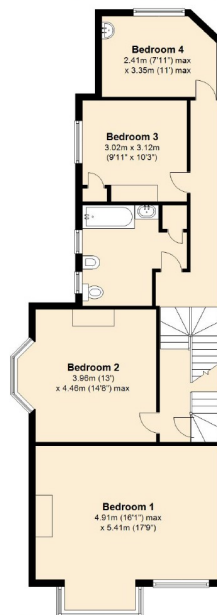
Ground Floor

Approx. 95.0 sq. metres (1022.1 sq. feet)



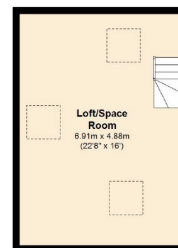
First Floor

Approx. 76.7 sq. metres (847.4 sq. feet)



Second Floor

Approx. 33.7 sq. metres (362.6 sq. feet)



Total area: approx. 207.4 sq. metres (2232.0 sq. feet)

This plan is not to scale. For guidance purposes only.
Plan produced using PlanUp.